

Staff Summary Report



To: Mayor and City Council
Through: City Manager

Agenda Item Number 16
Meeting Date: 08/08/02

SUBJECT: BRYAN RESIDENCE #SBD-2002.52

PREPARED BY: Hector Tapia, Senior Planner (480-350-8331)

REVIEWED BY: Steve Venker, Planning & Zoning Manager (480-350-8331)

BRIEF: Request by Bryan Residence for an Amended Final Subdivision Plat of University Park Addition for two lots at 117 East 15th Street.

COMMENTS: **PLANNED DEVELOPMENT (0406)** Request by **BRYAN RESIDENCE** (Harvey Bryan, property owner) for an Amended Final Subdivision Plat of University Park Addition, for two new lots on 0.74 net acres, located at 117 East 15th Street. The following is requested from the City of Tempe:

#SBD-2002.52 An Amended Final Subdivision Plat for two lots (Lot 4A and Lot 4B) on 0.74 net acres.

Document Name: 20020808devsrh01 **Supporting Documents:** Yes

SUMMARY: This request is for an Amended Final Subdivision Plat of Lot 4 within University Park Addition. The owner's intention is to divide the existing lot into two new lots consisting of 23,675 s.f. (north lot) and 8,400 s.f. (south lot). The new lots conform to the existing R1-6 zoning district. The proposed subdivision plat appears to meet the minimum requirements of Subdivision Ordinance 99.21. Staff supports this request and public input is not required.

RECOMMENDATION: Staff - Approval
Public - None

- ATTACHMENTS:**
1. List of Attachments
 2. History & Facts / Description
 - 3-4 Comments / Conditions of Approval
-
- A. Location Map
 - B. Amended Final Subdivision Plat
 - C. Letter of Explanation/Intent

HISTORY & FACTS:

1949. An 896 square feet single family home was built at this parcel in 1949.
- April 4, 1995. The Board of Adjustment approved a variance to reduce the required setback for the east side yard from 7 feet to 5 feet 3 inches to allow an 1800 s.f. living area addition and a 400 s.f. garage addition to the existing 896 square feet home.

DESCRIPTION: Owner – Harvey Bryan
Applicant – Harvey Bryan
Engineer – John H. Davis
Existing zoning – R1-6
Total site area – 0.74 net acres
Number of lots proposed – 2 lots

COMMENTS: This request is for an Amended Final Subdivision Plat of Lot 4 within University Park Addition. The owner's intention is to divide the existing lot into two new lots consisting of 23,675 s.f. (north lot) and 8,400 s.f. (south lot). The new lots conform to the existing R1-6 zoning district. The proposed subdivision plat appears to meet the minimum requirements of Subdivision Ordinance 99.21. Staff supports this request and public input is not required.

**REASON(S) FOR
APPROVAL:**

1. The proposed re-plat appears to meet the minimum requirements of Subdivision Ordinance 99.21.

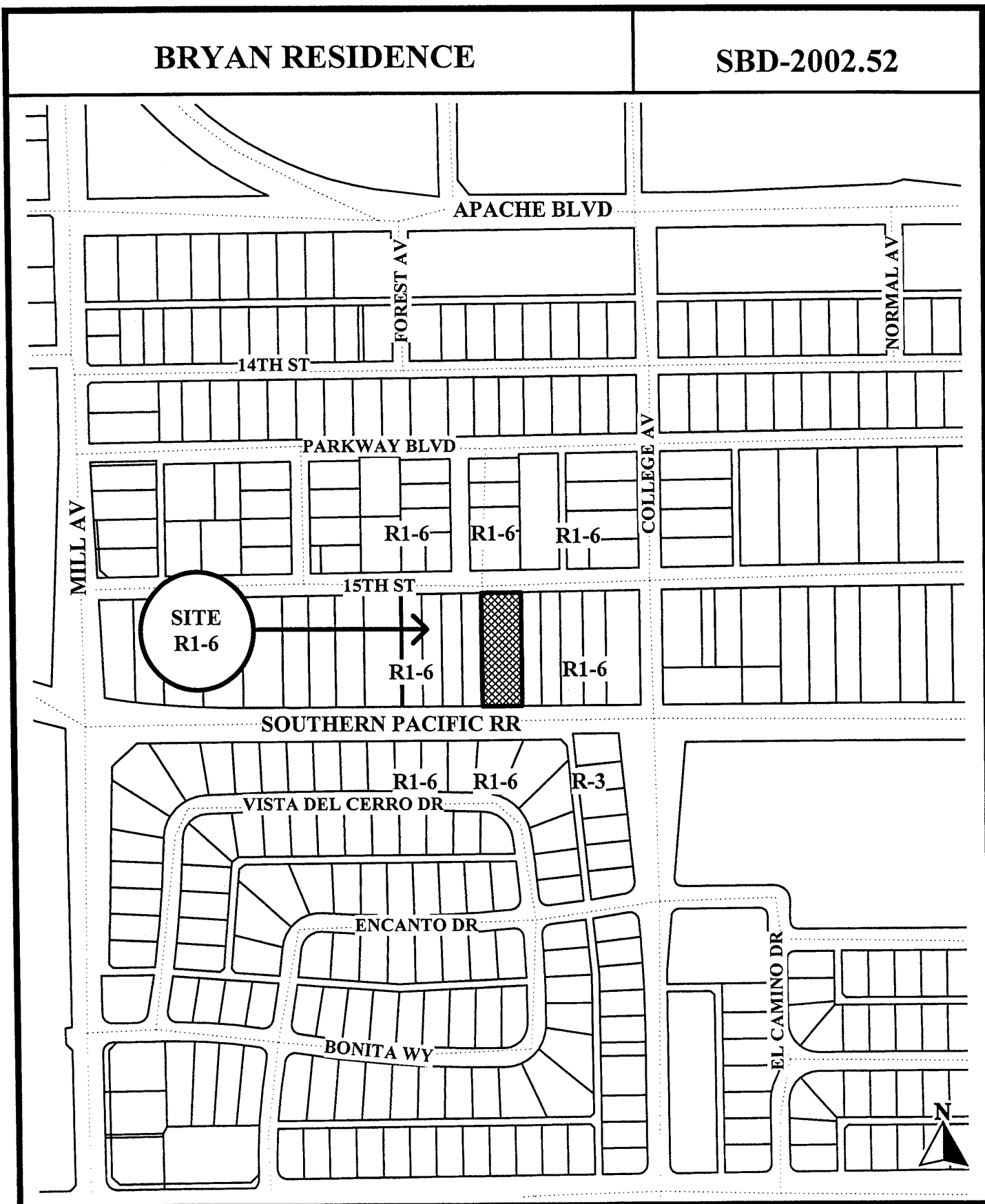
**CONDITION(S)
OF APPROVAL:**

1.
 - a. The Public Works Department shall approve all roadway, alley, and utility easement dedications, driveways, storm water retention, and street drainage plans, water and sewer construction drawings, refuse pickup, and off-site improvements.
 - b. Off-site improvements to bring roadways to current standards include:
 - (1) Water lines and fire hydrants
 - (2) Sewer lines
 - (3) Storm drains.
 - (4) Roadway improvements including streetlights, curb, gutter, bikepath, sidewalk, bus shelter, and related amenities.
 - c. Fees to be paid with the development of this project include:
 - (1) Water and sewer development fees.
 - (2) Water and/or sewer participation charges.
 - (3) Inspection and testing fees.
 - d. All applicable off-site plans shall be approved prior to recordation of Final Subdivision Plat.
2.
 - a. All street dedications (if any required) shall be made **on or before February 8, 2003.**
 - b. Public improvements must be installed prior to the issuance of any occupancy permits. Any phasing shall be approved by the Public Works Department.
 - c. All new and existing, as well as on-site and off-site, utility lines (other than transmission lines) shall be placed underground prior to the issuance of an occupancy permit for this (re)development in accordance with the Code of the City of Tempe - Section 25.120.

3. No variances may be created by future property lines without the prior approval of the City of Tempe.
4. The Amended Final Subdivision Plat shall be recorded prior to the issuance of permits, and shall show cross access to the interior lot. Failure to record the plan within one year of Council approval shall make the plan null and void.
5. The Amended Final Subdivision Plat shall be put into proper engineered format with appropriate signature blanks and recorded with the Maricopa County Recorder's Office through the City of Tempe's Development Services Department **on or before August 8, 2003**. The Planning Division prior to recordation shall review details of the document format.

BRYAN RESIDENCE

SBD-2002.52



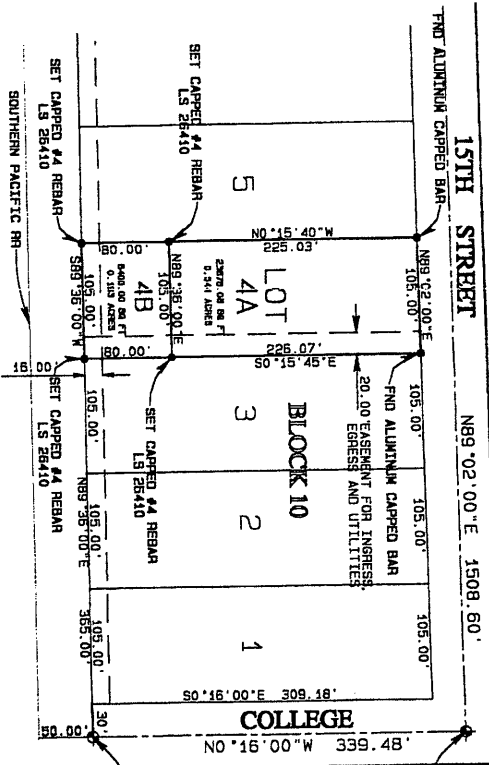
Location Map

A

PARCEL MAP FOR A MINOR LAND DIVISION

LOT 4, BLOCK 10
OF UNIVERSITY PARK ADDITION
LOCATED IN SECTION 22, TOWNSHIP 1 NORTH, RANGE 4 EAST
OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

SECTION 22
TOWNSHIP 1 NORTH, RANGE 4 EAST,
OF THE G. & S.R.B. & MERIDIAN



LEGAL DESCRIPTIONS

LOT 4A BLOCK 10
OF UNIVERSITY PARK ADDITION
LOCATED IN SECTION 22, TOWNSHIP 1 NORTH, RANGE 4 EAST
OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA
COUNTY, ARIZONA, DESCRIBED AS ALL OF LOT 4, DESCRIBED AS
SOUTH 80.00 FEET, BEING MORE PARTICULARLY DESCRIBED AS
FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 4;
THENCE S89°15'45"E, A DISTANCE OF 228.07 FEET;
THENCE S89°36'00"W, A DISTANCE OF 223.03 FEET;
THENCE N89°02'00"E, A DISTANCE OF 105.00 FEET, TO
THE POINT OF BEGINNING, CONTAINING 0.544 ACRES.

LOT 4A BLOCK 10
OF UNIVERSITY PARK ADDITION
LOCATED IN SECTION 22, TOWNSHIP 1 NORTH, RANGE 4 EAST
OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA
COUNTY, ARIZONA, DESCRIBED AS THE SOUTH 80.00 FEET OF
LOT 4, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 4;
THENCE S89°15'45"E, A DISTANCE OF 80.00 FEET;
THENCE N89°36'00"W, A DISTANCE OF 105.00 FEET;
THENCE S89°02'00"E, A DISTANCE OF 80.00 FEET, TO
THE POINT OF BEGINNING, CONTAINING 0.193 ACRES.

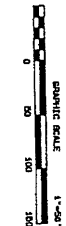
20 FOOT EGRESS, EGRESS, AND UTILITY EASEMENT
THE EAST 20 FEET OF LOT 4, BLOCK 10, OF UNIVERSITY
PARK ADDITION, BEING MORE PARTICULARLY DESCRIBED AS
FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 4;
THENCE S89°15'45"E, A DISTANCE OF 228.07 FEET;
THENCE S89°36'00"W, A DISTANCE OF 223.03 FEET;
THENCE N89°02'00"E, A DISTANCE OF 80.00 FEET, TO
THE POINT OF BEGINNING, CONTAINING 0.140 ACRES.

NOTES:

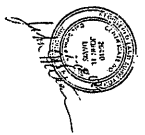
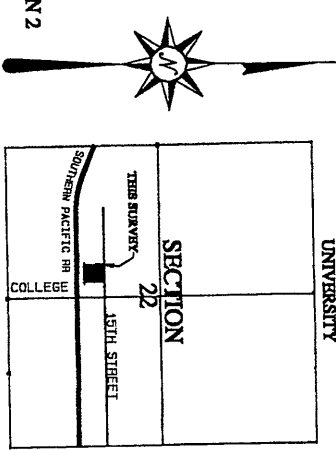
1. THIS SURVEY WAS BASED ON THE SURVEY PLAT OF THE
UNIVERSITY PARK ADDITION SUBDIVISION RECORDED IN
BOOK 30, PAGE 37.

- LEGEND**
- FOUND OR SET SURVEY MONUMENT AS NOTED
 - FOUND BRASS CAP GEO SURVEY MONUMENT

BASIS OF BEARING
NORTH MONUMENT LINE OF SECTION 22
ASSESSOR'S PARCEL NUMBER
PARCEL # 133-17-099
SITE ADDRESS
117 EAST 15TH STREET
TEMPE, ARIZONA



VICINITY MAP
NOT TO SCALE



SURVEYOR'S CERTIFICATION

I, JOHN H. DAVIS, HEREBY CERTIFY THAT I AM A
REGISTERED LAND SURVEYOR IN THE STATE OF
ARIZONA, THAT THIS SURVEY PLAT, TO THE BEST
OF MY KNOWLEDGE, REPRESENTS A TRUE AND
ACCURATE SURVEY CONDUCTED DURING THE MONTH OF
DECEMBER 2001.

JOHN H. DAVIS R.L.S.

3236 NORTH BRIGHTON, MESA, ARIZONA 85207
480-641-3473 FAX 480-324-9721
ARIZONA REGISTRATION NO. 26410 JHD3AZ@AOL.COM

SBD. 2002.52

B

Dr. Harvey J. Bryan
117 E 15th Street
Tempe, AZ 85281
480-967-2656
harvey.bryan@asu.edu

July 15, 2002

Sean Pryor
City of Tempe
31 E 5th Street
Tempe, AZ 85281

Re: Final Subdivision Plat

Dear Mr. Pryor,

As you suggested, I am writing to let you know the purpose of my request for subdivision at 117 E 15th Street, Tempe. I presently live at this address and plan to continue live there with my family. The existing 32,075 sq. ft. parcel has a main house and a detached non-conforming guest house on the property. It is my desire to split the parcel into 2 lots of approximate 23,675 sq. ft. (north lot) and 8400 sq. ft. (south lot) and rebuild the main house on the north lot and guest house on the south lot. This split would also bring my property into R1-6 compliance.

If you have any other questions, please contact me.

Thank you,


Harvey Bryan

C